This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1129922 DEEDWARR
05/02/2024 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20240502-0031973

WARRANTY DEED

THIS INDENTURE, made this 30 day of April , A.D., 2024 , by and between

Andrew Dean and Erin Bloom, husband and wife

First Parties, and

James Brandon Wood and Michelle Wood, a married couple,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Parmley Cove, Phase One, of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Dean and Erin Bloom, husband and wife by Deed dated April 25, 2024 from Erin Bloom, a married person, recorded _____, in Instrument Number 202405020031972, in the Official Records of Davidson County, Tennessee.

OWNER:
James Brandon Wood and Michelle Wood
353 Parmley Lane
Nashville TN 37207

RESPONSIBLE TAXPAYER:
Mortgage Research Center, LLC DBA Veterans United Home Loans
1400 Forum Blvd, Ste 18
Columbia MO 65203

CLT # 049-10-0A-023-00CO (Map and Parcel#)
Property known as: 353 Parmley Lane, Nashville TN 37207

MR-GR-APRO356841

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Andrew Dean
Andrew Dean

× Erin Bloom
Erin Bloom

✓STATE OF TN

✓COUNTY OF Davidson

Personally appeared before me, Andrew Dean, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of September, 2023.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

✓ Ella K. Butler
Notary Public

My Commission Expires: ✓ 07/09/2024

✓STATE OF TN

✓COUNTY OF Davidson

Personally appeared before me, Erin Bloom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of September, 2023.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

✓ Ella K. Butler
Notary Public

My Commission Expires: ✓ 07/09/2024

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ $415,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 30 day of April, 2024.

Signature of Notary Public

Printed Name of Notary

Commission Expiration

Notary Seal

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 30 day of April, 2024.

Affiant Signature
Date 4/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

